

**NOTICE OF DEVELOPMENT APPLICATION & ENVIRONMENTAL REVIEW  
OPPORTUNITY TO PROVIDE COMMENTS  
NOTICE OF HEARING EXAMINER OPEN RECORD PUBLIC HEARING**

File No. 914.62.15-01, 912.62.15-01, 971.62.15-01 – “The Draw on Speyers” Shane Snodgrass  
Notice of Application, and Environmental Review,

**Application:** On January 27, 2015 the City of Selah Planning Department received rezone and preliminary plat applications and an environmental checklist from Shane Snodgrass, 171 Baker Road Selah, WA 98942 to rezone 3.54 acres from One-Family Residential (R-1) to Planned Development (PD) and subdivide the property into 15 lots or tracts. The applications were deemed complete for processing 28 days after submittal on February 24, 2015. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

**Project Description** Rezone from R-1 to PD; subdivide the property into 12 lots for detached single family homes, two open space tracts and a tract for overflow parking and turnaround. Proposed residential lot sizes range from 3,131 to 7,160 square feet. Access is proposed by a 20 foot wide paved access road in a 36 foot wide easement. The project is to be served by municipal sewer and water.

**Location:** 1403 Speyers Road, north side of Speyers Road northwest of the intersection with 14<sup>th</sup> Street in the City of Selah. (Yakima County Assessor Parcel Number: 181435-22009).

**Approvals, Actions and Required Studies:** Rezone from R-2 to Planned Development; Preliminary Plat; Development Plan and Program, Critical Areas Authorization.

**Environmental Review:** The City of Selah is the lead agency for this proposal under the State Environmental Policy Act (SEPA). Written comments are being accepted and will be considered in making a threshold environmental determination, which will be issued after the comment period ends.

**Request for Written Comments on the Proposal** Your views on the proposed rezone, preliminary plat and environmental checklist are welcome. Written comments concerning the proposed rezone and subdivision will be accepted during the public comment period that expires at 5:00.p.m, on March 24, 2015. Please mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942. Reference a file number stated in this notice or “The Draw on Speyers” in your correspondence.

**Open Record Public Hearing** An open record public hearing on the proposed rezone and subdivision will be held before the City of Selah Hearing Examiner. The Examiner will conduct

the hearing on **MONDAY, APRIL 20, 2015 COMMENCING AT 10:00 A.M.** in the Council Chambers, City of Selah City Hall, 115 W. Naches Ave. Selah, WA

At the conclusion of the public hearing the Examiner will prepare a recommendation for rezone and preliminary plat approval, approval with conditions, or denial of the rezone and preliminary plat which will be transmitted to the Selah City Council for its consideration and final disposition.

Application information including the SEPA environmental checklist and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. Contact the Planning Department with project, procedural or environmental questions by mail at this address, by phone at 1 (509) 698-7365, by fax at 1 (509) 698-7372 or by e-mail at [tdurant@ci.selah.wa.us](mailto:tdurant@ci.selah.wa.us)

Dated this 10<sup>th</sup> day of March 2015.

/s/

Thomas R. Durant, Community Planner